

Late Backup

Items #79 and 80

PAZ

LATE BACKUP

City Council Hearing Date

March 22, 2018

NPA-2017-0016.04_4813 Gonzales FLUM
Amendment (District 3)

C14-2017-0140_4813 Gonzales Rezoning (District 3)

--**New**Govalle/Johnston Terrace NPCT Recommendation Letter (Received
March 22, 2018 with responses from Applicant)

Meredith, Maureen

To: Daniel Llanes; Chaffin, Heather
Cc: Mac McElwrath
Subject: RE: NPA-2017-0016.04 and C14-2017-0140 - 4813 Gonzalez/4900 Airport

From: Daniel Llanes
Sent: Thursday, March 22, 2018 9:25 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Mac McElwrath
Subject: : NPA-2017-0016.04 and C14-2017-0140 - 4813 Gonzalez/4900 Airport

Maureen and Heather,

Please replace this letter for the previous one. It is the same, but included the points of agreement we reached with the applicant. Let me know if you need and further clarification from me.

thanks,

Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665

New Letter of Recommendation (Rec'd 3/22/18)

** Disregard NPCT Letter in Staff Reports*

GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN CONTACT TEAM
"Strength Through Unity"

re: NPA-2017-0016.04 and C14-2017-0140

Dear Planning Commissioners and City Council Members,

We met with the applicant for the second time on 2/24/18, reviewed their modified proposal.

On behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team (G/JNPCT) please accept this letter in

Support for the zoning change from Commercial to mixed-use with the following conditions:

1. The project will be an approximate 285-unit apartment community with a structured garage interior to the site and capable of parking the entirety of its residents.
2. The structure will stair-step up from, 3 stories on the periphery, to 5 stories toward the interior of the project in order to prevent the creation of "canyon effect" we are seeing in other parts of the City where these large developments are occurring. The western boundary facing the single-family and Fleet Maintenance use will be 3-stories, and will gradually tear up as you travel east along E 7th Street to 4 stories and then 5 stories. The same can be said along Gonzales St, in that we will start at a 3-story mass and step up. The intent behind all of this is to honor more of a residential/neighborhood feel when facing the neighborhood, and having the small portion of the site that's 5 stories located in the southeast corner – furthest from the residences and along E 7th St.
3. There will be a vegetative buffer that runs the entire western property line. This will segue into a grass-crete open space area in the northwest corner of the property along Gonzales. All of the aforementioned will be accessible to neighboring pedestrians and residents.
4. Currently access is restricted onto Gonzales. Staff recently recommended that access be granted to Gonzales from the property. The Developer is not advocating for this; we're satisfied with resident vehicular access off E 7th Street. Rather, we simply recommend that the grass-crete area referenced in #3 be capable of being used for emergency-access-only as needed.

Additionally the "V" designation the developer is seeking requires 10% affordable units on-site at 80% MFI. Aside from this, the Developer is donating to the East Austin Conservancy \$1,000 for every market-rate unit. So at 285 units, that results in 29 affordable units on-site and a donation of \$256,000 to the East Austin Conservancy to further mitigate and directly counter the systemic displacement of East Austin due to increase development.

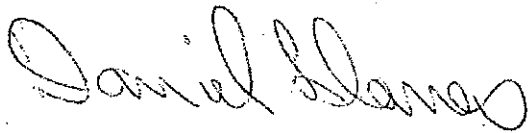
We would also like to state that this project is the first major project of its kind to change the zoning on our portion of the 7th street corridor. We approved this case because it is on the north side of 7th with housing directly to the west and Allen elementary on the north (Gonzales).

This area of the Neighborhood between E. 5th Street and 7th streets is an industrial corridor that is home to what we consider to be legacy industrial and commercial businesses that are listed in our NP, have been in place for more than 40 years and do not wish to relocate.

Support of this zoning change does not indicate our collective desire to eliminate these legacy businesses going forward.

Please do not hesitate to reach out with any further questions or comments concerning this case.

Thank you,

A handwritten signature in cursive script, appearing to read "Daniel Llanes".

Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665

Meredith, Maureen

To: Mac McElwrath; Daniel Llanes; Chaffin, Heather
Subject: RE: NPA-2017-0016.04 and C14-2017-0140 - 4813 Gonzalez/4900 Airport

From: Daniel Llanes

Sent: Thursday, March 22, 2018 10:23 AM

To: Mac McElwrath <mac@odenhughesllc.com>

Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Guernsey, Greg <Greg.Guernsey@austintexas.gov>; Rusthoven, Jerry <Jerry.Rusthoven@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Jeff Howard >; Laci M. Ehlers Howell Beaver Ben Browder

Subject: Re: New G/JT NPCT Rec Ltr: NPA-2017-0016.04 and C14-2017-0140 - 4813 Gonzalez/4900 Airport

We are in agreement on the emergency & fire truck access off Gonzales.

From: Mac McElwrath

Sent: Thursday, March 22, 2018 10:07 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Guernsey, Greg <Greg.Guernsey@austintexas.gov>; Rusthoven, Jerry <Jerry.Rusthoven@austintexas.gov>

Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Daniel Llanes Jeff Howard >; Laci M. Ehlers Howell Beaver Ben Browder

Subject: RE: New G/JT NPCT Rec Ltr: NPA-2017-0016.04 and C14-2017-0140 - 4813 Gonzalez/4900 Airport

All,

I will make one additional point of clarification regarding access to Gonzales St: we do need emergency and fire truck access off Gonzales. Again – we're not advocating for regular vehicular access; but our architect and engineer have confirmed that fire access will be required at one or two points from Gonzales, and this is something we've represented as likely to all parties throughout the process.

Regards,

Mac McElwrath

Managing Director

Oden | Hughes

Multifamily Development and Construction

901 S. Mopac Expressway

Bldg 3, Suite 220

Austin, Texas 78746

C: (512) 565-1802 | D: (512) 813-7103

odenhughesllc.com

TREC Licensed Broker #542833

From: Mac McElwrath

Sent: Thursday, March 22, 2018 9:41 AM

To: Daniel Llanes <dllanesrb@gmail.com>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather

<Heather.Chaffin@austintexas.gov>

Subject: RE: NPA-2017-0016.04 and C14-2017-0140 - 4813 Gonzalez/4900 Airport

Maureen and Heather,

One point of clarification I want to make to Daniel's letter is in regards to #2 below. Specifically, the property will step up from 3 stories from the western boundary (adjacent to the single-family and Fleet Maintenance) and northern boundary (along Gonzales) to 4 and 5 stories as you move interior to the building. East 7th St will have some 5-story volume at the southeasternmost corner – as this is the furthest corner from the residential uses and along the main corridor. The result is that the elevation along E 7th St will step up from 3 to 4 to 5 stories as you travel from west to east.

Regards,

Mac McElwrath

Managing Director

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TREC Licensed Broker #542833

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Sent: Thursday, March 22, 2018 9:25 AM

To: Maureen Meredith <maureen.meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

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Subject: : NPA-2017-0016.04 and C14-2017-0140 - 4813 Gonzalez/4900 Airport

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Daniel Llanes, Chair

G/JTNP Contact Team

512-431-9665